

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE

OF VALUABLE IMPROVED FEE SIMPLE PROPERTY

Under and by virtue of the power of sale contained in a Mortgage from Betty J. Dawson dated the 12th day of November 1976, and recorded in Liber 1003, folio 708, one of the Land Records of Frederick County, Maryland, the holder of the indebtedness as secured by the Mortgage having appointed Seymour B. Stern as Assignee, by instrument duly executed, acknowledged and recorded among the Land Records of the County aforesaid, default having occurred under the terms thereof and at the request of the parties secured thereby, the undersigned Assignee will sell at public auction, on

MONDAY, JUNE 28, 1982

AT
10:00 A.M.

AT

FREDERICK COUNTY COURTHOUSE

All that parcel of real estate situate, lying and being in Frederick City, Frederick County, State of Maryland, known and designated as 110 East Sixth Street, and more particularly described as follows:

BEING the Northwest corner of the whole parcel and running the following four (4) courses and distances: (1) with the southern right to way line of East Sixth Street, South 80 degrees 30 minutes, 00 seconds East 14.62 feet to a point, said point being the center of the residence known as #110 and #112 East Sixth Street; (2) thence with the joint wall between the above mentioned residences, South 10 degrees 23 minutes 00 seconds West, 195.11 feet to a post; (3) thence North 76 degrees 31 minutes 50 seconds West 15.02 feet to a post; (4) thence North 10 degrees 30 minutes 00 seconds East 194.08 feet to the place beginning, said point of beginning being an X cut on the concrete sidewalk, containing 2,881.90 square feet and/or 0.066 acres, as shown on the Plat of Resubdivision of #110 and #112 East Sixth Street recorded November 9, 1976 in Plat Book 14, folio 76, one of the Plat Records of Frederick County, Maryland.

BEING all the same real estate which was conveyed unto the Betty J. Lamm by Robert S. Fritz and Shirley A. Fritz, his wife, by deed dated November 12, 1976 and recorded among the Land Records of Frederick County, Maryland at Liber 1003, folio 706.

The property is located at 110 E. Sixth Street, Frederick, Maryland and is a duplex dwelling with composition built up roof, six rooms including one bath, three bedrooms, and is heated by an oil-space heater.

TERMS OF SALE: The above mentioned real property and improvements are to be sold in an "as-is" condition, and subject to liens and restrictions of record, if any. A deposit of Two Thousand Dollars (\$2,000.00) in cash, certified check or other instrument acceptable to the Assignee will be required of the purchaser to be paid at the time and place of sale. In the event the purchaser fails to consummate the purchase in accordance with the terms of sale, the deposit or any part of it, may be forfeited at the option of the Assignee. The balance of the purchase price is to be paid within ten (10) days of the ratification of the sale by the Circuit Court for Frederick County, Maryland unless settlement time is postponed at the sole option of the Assignee, and shall bear interest from the date of sale to date of settlement at the rate of nine percent (9%) per annum. Time is of the essence. All risk of loss following the date of sale shall be at the risk of Purchaser. In the event of default, the property shall be resold at the cost and risk of Purchaser, and the Assignee shall not be limited by such forfeiture from further availing himself of any additional legal or equitable remedies arising out of such default. Taxes, water rent and all other public charges and assessments payable on an annual basis, including sanitary and/or Metropolitan District Charges shall be adjusted to date of sale and assumed thereafter by the purchaser. All other costs and expenses of conveyancing are to be borne by the purchaser or purchasers.

There are no representations or warranties express or implied, with respect to the condition of the property, improvements, title, lot size or the accuracy of any matters referred to in this advertisement.

SEYMOUR B. STERN

Assignee

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Frederick, Md. *June 28, 1982*

This is to certify that the annexed

Public Sale

was published in *News-Post*

a newspaper published in Frederick County on the following

dates: *June 11, 18, 25, 1982*

THE NEWS-POST

Per *A. Shipley*

See July 7, 1982